

**STATE OF MONTANA  
HIGH PERFORMANCE BUILDING STANDARDS**

**1.1 GENERAL**

- A. These High Performance Building Standards are promulgated to implement the directives established in SB 49 which amended Section 17-7-201, MCA.
- B. These High Performance Building Standards were enacted on **Month 00, 2013**, as **Final Legal Description**, and are otherwise referred to in this document as the HPBS.
- C. The HPBS will be administered by the Department for all State Projects.

**1.2 DEFINITIONS**

- A. "Checklist for Minimum Requirements" shall be the checklist required for all projects as defined in the attached Exhibit B to these HPBS.
- B. "Contracting Agency" means the agency responsible for administering the Project including the HPBS compliance.
- C. **"Cost Effectiveness" means.... (TO BE WRITTEN BY KW AND MH AND REVIEWED BY THE CDG AT NEXT MEETING)**
- D. "Department" means the State of Montana, Department of Administration, Architecture & Engineering Division.
- E. "Effective Date" shall be the date which defines the most current version of the HPBS.
- F. "Equivalent Standard" means a high-performance green building standard other than LEED or Green Globes, which provides a measurement tool that when used leads to outcomes similar to LEED or Green Globes.
- G. "Green Globes Rating" means a rating under the current version of the Green Globes system as operated by the Green Building Initiative (GBI).
- H. **"High-Performance Building" means a building that integrates and optimizes all major high-performance building attributes, including but not limited to: (a) energy efficiency; (b) durability; (c) life-cycle performance; and (d) occupant productivity.**
- I. "High-Performance Building Standards (HPBS)" means those standards, requirements and exemptions adopted by the Department in collaboration with the Montana university system and other state agencies.
- J. **"Integrated Design" means.... (TO BE WRITTEN BY PAUL BLUMENTHAL AND REVIEWED BY THE CDG AT NEXT MEETING)**

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- K. "International Energy Conservation Code" means the current version of the IECC adopted by the State of Montana.
- L. "LEED Certification" means certification under the current version of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design green building rating standard. The most pertinent LEED rating system shall be used each State Project as follows:
1. LEED for New Construction & Major Renovations.
  2. LEED for Existing Buildings: Operations & Maintenance
  3. LEED for Core & Shell.
  4. LEED for Commercial Interiors.
  5. LEED for Retail.
  6. LEED for Homes.
  7. LEED for Neighborhood Development.
  8. LEED for Schools.
  9. LEED for Healthcare.
- M. "Life-cycle cost analysis" refers to the total cost of ownership over the life of an asset. Typical areas of expenditure which are included in calculating the life-cycle cost include, planning, design, construction and acquisition, operations, maintenance, renewal and rehabilitation, depreciation and cost of finance and replacement or disposal.
- N. "Major Renovation" is a project which will increase the capacity, effect a major change in use, increase the efficiency or economy of operation, or extend the life of an existing fixed asset to a major degree.
- O. "Minimum Design Standards" means the current version of the Minimum Design Standards adopted by the Contracting Agency.
- P. "Minimum Requirements for All Projects" shall be the design guidelines as defined in the attached Exhibit A to these HPBS.
- Q. "Natural Resources of the State" shall generally be defined to include, but not limited to, the forests, surface and subsurface water, energy sources, minerals, land and air of the State of Montana.
- R. "New Building" Any new building that is approved through the State of Montana Long-Range Building Program.
- S. "New State-Leased Buildings" means any lease entered into by the State after April 1, 2009 (i.e. the effective date of 17-7-213 MCA) which requires major renovation of an existing building or a lease for a new building (i.e. build-to-lease building).
- T. "Optimize Energy Performance" shall be defined as achieving increasing levels of energy performance a minimum of 20% above the baseline in the prerequisite IECC standard to reduce environmental and economic impacts associated with excessive energy use as described in Article 1.3.A below.

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- U. "State Projects" means all new construction, renovation, alteration and equipping and furnishing during construction, renovation or alteration funded under 17-7-202 and new state-leased buildings.

### 1.3 REQUIREMENTS

- A. All State Projects shall exceed the International Energy Conservation Code by 20% above the baseline or to the extent that is cost-effective over the life of the building or major renovation as determined by the Contracting Agency.
- B. All State Projects shall comply with the Minimum Requirements for All Projects described in the HPBS Exhibit A as well as comply with Article 1.3.A.
- C. All State Projects with a Project Budget of greater than \$5,000,000 shall achieve a LEED Certification of a minimum Silver level or a Green Globes Rating of a minimum Two Globes rating or Equivalent Standard rating as well as comply with Article 1.3.A. The Contracting Agency in conjunction with the Department may determine if third-party certification or rating is not feasible.

### 1.4 DOCUMENTATION

- A. All State Projects that are required to exceed the International Energy Conservation Code by 20% shall include the written documentation developed by the use of the latest version of energy modeling software and archived in the final project closeout documents.
- B. All State Projects that are required to submit the HPBS Checklist for Minimum Requirements (Exhibit B) shall include a copy of this checklist in the final archived project closeout documents.
- C. All State Projects that are required to achieve a minimum LEED Silver Certification, Green Globes Two Globes rating or an Equivalent Standard rating shall include the certification/rating documentation in the final archived project closeout documents.

### 1.5 ONGOING REVIEW

- A. The HPBS shall be reviewed by the Department every two years by the Department in collaboration with Montana university system and other state agencies with applicable updates and revisions enacted with the current Effective Date.

END OF HIGH PERFORMANCE BUILDING STANDARDS

EFFECTIVE DATE: MONTH 00, 2013